



Medina View | | East Cowes | PO32 6SU

Asking Price £220,000





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Offered CHAIN FREE! This well-presented two-bedroom first-floor apartment is tucked away on the harbour in East Cowes, just a short distance from local amenities and ferry links to Southampton.

The modern apartment offers a spacious lounge with a private balcony enjoying picturesque harbour views, a well-equipped kitchen, two double bedrooms, a shower room, and an en-suite bathroom to the principal bedroom.

Additional benefits include beautifully maintained communal gardens, an on-site gym with stunning river views, and double glazing throughout.

- CHAIN FREE!!
- FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- 2 BEDROOMS
- BALCONY WITH HARBOUR VIEWS
- CLOSE TO ALL LOCAL AMENITIES

## Entrance Hall

## Living Room

13'9" x 10" (4.19 x 3.05)

## Kitchen

12'8" x 9'4" (3.86 x 2.84)  
(3.85 x 2.85))

## Shower Room

6'6" x 5'7" (1.98 x 1.70)

## Bedroom 1

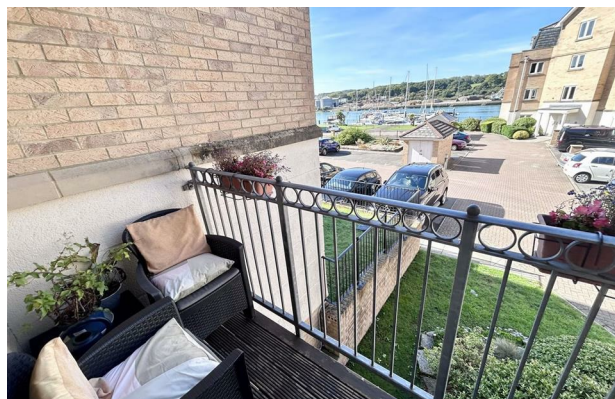
12'10" x 12'2" (3.91 x 3.71)  
(3.90 x 3.70))

## En-suite

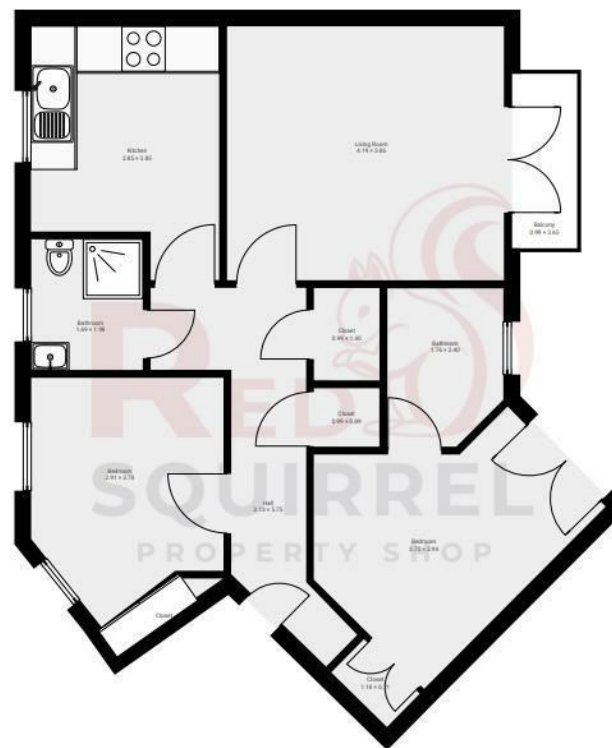
7'10" x 5'9" (2.39 x 1.75)  
(2.40 x 1.76))

## Bedroom 2

9'7" x 9'6" (2.92 x 2.90)



▼ 1st Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 84        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Council Tax Band **B**  
EPC Rating **C**

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